RAJYA SABHA

Friday, the 6th May, 1994/16th Vaisakha, 1916 (Saka)

The House met at eleven of the clock. Mr. Chairman in the Chair.

ORAL ANSWERS TO QUESTIONS

High Cost of DDA Flats

*581. SHRI RAJNI RANJAN SAHU:†
SHRI SUSHILKUMAR SAMBHAJIRAO SHINDE:

Will the Minister of URBAN DEVELOPMENT be pleased to state:

(a) whether it is a fact that high administrative expenditure of Delhi Development Authority, besides other factors like corrupt practices, is mainly responsible for high cost of DDA flats; and

(b) what percentage of the cost of flats is attributable to administrative expenditure and how this percentage compares with the corresponding figures in respect of parallel Urban Development Authorities of other States and metropolis?

THE MINISTER OF URBAN DEVELOPMENT (SMT. SHEILA KAUL): (a) No, Sir.

(b) While finalising the costing of flats, the Delhi Development Authority charges administrative overheads at the rate of 11 per cent of the cost of construction for SFS, MIG and LIG flats and 6.5 per cent for Janata flats. As Development Authorities other than DDA work under State Governments, information about the rate at which they charge administrative overheads for flats is not Centrally maintained.

SHRI RAJNI RANJAN SAHU: Sir, this question is regarding the high cost of the DDA flats. I will try to stick to my question, although we all know that there was a Press report on June 30, 1993 and an editorial on flats. Sir, DDA is always in habit high cost and also extortion by the DDA. The hon. Minister might be aware that some MPs have also demanded a Joint Parliamentary Committee to enquire into the matter or a judicial body to look into the question of extortion and high prices of flats. Sir, DDA is always in habit of hiking the price of land and flats after fixing the price at the time of inviting applicatons to the detriment of the poor and middle income people forcing them to go to court to seek justice and fair play. In my second supplementary I would like to know the number of cases which are under litigation in the High Court and in the Supreme Court on this count and how many allottees and cooperative societies have gone into such litigation. Is it not a fact that hundreds of cooperatives under schemes like Dwarka, Rohni etc. are the victims of such litigation?

SHRIMATI SHEILA KAUL: Sir, the hon. Member has asked about the colonies that have been allotted land. This is a specific question. I would be very happy to answer when a specific question is asked. This question is about the high price of land and flats. It is not about colonies.

SHRI RAJNI RANJAN SAHU: Sir, the question is very simple. In her reply, the hon. Minister has said that the DDA charges administrative overheads at the rate of 11 per cent of the cost of construction of SFS and so on and so forth. I understand that this has been challenged by the middle income group people and the cooperative societies. So, I would like to know how many cases connected with this are under litigation in the High Court or in the Supreme Court. It is a very simple question.

SHRIMATI SHEILA KAUL: About 40 to 50 societies have gone to the court.

†The question was actually asked on the floor of the House by Shri Rajni Ranjan Sahu.

SHRI RAJNI RANJAN SAHU: Sir, DDA has been employing even the graduates and the post-graduates as Class IV and daily wage horticulture workers right from 1980 and they are not being paid. It has also been reported that there have been cases of extortions by the DDA. The administrative cost which the hon. Minister has mentioned is very high. I would like to know the basis of determining the administrative cost. What are the ingredients which come in calculating the administrative cost. You have said that the cost is 11 per cent. There is a report that the administrative cost itself is very high. The labour is exploited and anti-labour policies are adopted. There is no rule of law in the DDA. The Minister has to reply. She may agree that the DDA is beyond her control. I would like to know whether the hon. Minister is thinking of dividing the DDA into four or five parts. Some administrative control may be under the Ministry. The Minister has to tell the people about the functioning of the DDA. The functioning of the DDA is beyond the control of the Minister. Is she going to appoint a judicial committee to look into all these things and suggesting division of the DDA into four or five parts?

SMT. SHEILA KAUL: The reply to the first question is, the DDA work cost has been reduced. I would like to give you the figures. In 1991-92, they were 32,483; in 1992-93, the figure came down to 27,431; and in 1993-94 it was further down to 27,240. That shows that there has been a steady decrease in the employment of people, of staff, there.

About dividing the DDA into different sections, we know that there was a suggestion. Since then some responsibilities of the DDA have been transferred to other sections. For example, the lotteries have been transferred from the DDA; sewage has been transfetred. And some other responsibilities have also been transferred to other sections. They are not with the DDA any more.

SHRI RAJNI RANJAN SAHU: Mr. Chairman, Sir, has she proposed to form a judicial committee to look into the matter which I raised earlier? Is a Parliamentary Committee going to be appointed to go into the reports which are coming in the Press? Whenever reports come in the Press, some inquiry committee is formed. But for the DDA, no inquiry committee has been formed so far in spite of the fact that several reports in the Press have come about the extortion and high prices. Is the Minister going into the reports in the Press?

SMT. SHEILA KAUL: Sir, there is no such proposal. It is a good suggestion.

SHRI SURINDER KUMAR SINGLA: Hon. Mr. Chairman, I would like first to mention that the answer is incomplete. Why I am saying this is, the question is whether it is a fact that there is a high administratve expenditure or not. The reply does not suggest anything. My first question is, is the hon. Minister aware that even the private builders' administrative cost is something like one and a half per cent? In these cases, it is 11 per cent. Why do you have such a heavy administrative expenditure on building? Secondly, if people apply for DDA flats, it takes 6 to 10 years. Everything is available; land is available; labour is abundant; every raw material is available. Would the hon. Minister explain why such a long time is taken? Thirdly, I have a suggestion to make. I would like to know whether it is possible for the hon. Minister to consider really the disbanding of the DDA which is only a high-cost organisation and handing over these functions to private builders who are providing cheaper houses in Delhi?

SMT. SHEILA KAUL: Sir, the cost of the DDA flats has not gone up and if it has, it is for certain reasons. And I would like to enumerate them. The

cost of acquisition and development of land has gone up. That is why the cost has risen. The cost of acquisition of land has risen from Rs. 1.95 lakhs to Rs. 6 lakhs. And then, the land acquired for infrastructural facilities by the MCD, DESU, etc. is given free of cost with effect from 1-4-89. For Dwaraka project alone, the cost of land acquired for infrastructual facilities by MCD, DESU, Delhi Water Supply and Sewage Board is about Rs. 45 crores. I am very happy that this question has been put to me because sometimes people are not aware why the cost is going up. The Master Plan requires a substantial portion of land to be left green. Twenty to twenty-five per cent of land is left green. And then, DESU wants the cable to be laid underground. In case the cables are laid overhead, the cost will be 50 per cent less. The costs of materials and the wages have escalated. The CPWD cost of construction has increased by about 16.50 per cent per year. The rate of interest on the capital is comparatively high. DDA flats have comparatively richer specifications like good quality of material used in the construction. Now we give free-hold, instead of lease-hold. As a result of this, conversion is included in the high cost. These are a few reasons as to why the cost of DDA flats is high.

SHRI SURINDER KUMAR SINGLA: Mr. Chairman, Sir, it is the administrative cost we are discussing; it is neither the land cost nor the other cost which the hon. Minister is mentioning. The second is, compared to the administrative cost of private sector which is only 1½ per cent in DDA it is 11 per cent. There is also a long delay in providing flats to the owners. If a private builder gives you in a year's time, DDA takes 11 years. I would like to know whether the Ministry would apply its mind to disbanding the DDA for being unable to perform the function of a builder. It can provide land to Delhiwalas, and the private sector can build and give flats in the shortest period of time at a cheaper cost. These are my questions.

SHRIMATI SHEILA KAUL: Actually, regarding the cost, we have made inquiries all over when this question was asked, and only last evening, we received a reply from MHDA, i.e. Maharashtra. Maharashtra is charging 12 per cent of the administrative cost as overheads. We have not received a reply so far from the others.

श्री रजनी रंजन साहू : ऐडमिनिस्ट्रेटिव कास्ट क्या है, यह तो मंत्रालय को मालूम ही नही है। मंत्रालय को पता ही नहीं है। . . . (व्यवधान)

MR. CHAIRMAN: Does this land go into the administrative cost?. . . (*interruptions*) . . . Is land cost apart of the administrative cost?

SHRIMATI SHEILA KAUL: No, Sir.

SHRI JAGMOHAN: Sir, I would like to know when the Central PWD constructs the houses, what their administrative cost is. Is it the same as that of the DDA or is it different? Part (2) of the question is whether the DDA accounts are audited by the Accountant-General or by the Auditor-General. It is a fact that it has commented on this aspect, that the administrative costs are high? The third point is about the so-called private builders The Minister knows whether the private builders have ever built any house for low income group. I would like to know whether it is a fact that no flat in Delhi is being sold by a private builder at lets than Rs. 15 to Rs. 20 lakhs. Is it a fact or not?

SHRIMATI SHEILA KAUL: The hon. Member has asked whether we have got some idea of disbanding the DDA. So far, we have no idea of disabanding the DDA. . . (*interruptions*) . . . And the CPWD costs are comparable to DDA costs. You can very well compare them. The CAG audits DDA accounts to find out whether there are any irregularities and whether the accounts are all right. This is how it is done.

So far as the question of private builders is concerned, the answer is 'no'.

SHRI O. RAJAGOPAL: Mr. Chairman, Sir, I would like to know from the hon. Minister whether there is any concrete proposal with the Govednment to curb the rampant corruption in the matter of allotment of land by the DDA.

There is an application for allotment of land for construction of a temple pending with the DDA right from 1989. Some people have asked for money Since it has not been given, the application is pending for more than five years. I want to know whether there is any specific proposal with the Government to curb the rampant corruption in the matter of allotment of land by the DDA?

SHRIMATI SHEILA KAUL: Mr. Chairman, Sir, if the hon. Member gives all the details in writting, we can find out whether there is any corruption and how it should be tackled.

Corruption is just a sort of thing which is being talked about. If it exists, then, we must know about it with concrete facts. Only then it is possible for us to find out.

SHRI O. RAJAGOPAL: What are you doing for curbing corruption?

SHRIMATI SHEILA KAUL: Mr. Chairman, Sir, actually we do take punitive action against corrupt practices or if a thing like that takes place. I will let you know the figures. The number of preliminary enquiries registered is 162 last year and this year it is 173. It is 70 per cent more. The number of cases registered with the ACB and the police in 1992-93 was 10 and this year it is 10. The number of major and minor penalities charge-sheets issued has increased to 30 percent this time. The number of minor penalties imposed is 65 per cent. The number of major penalties imposed last year was 29 and this year it is 22. The number of officials suspended last year was 25 and this year it is 33.

SHRI SANJAY DALMIA: Mr. Chairman, Sir, I would like to know what is the percentage of rent, if, let us say, the house cost is Rs. 100. How does it compare? There are some low cost housing units for the middle class and the poor people. So, according to me the rent should be very, very low as a percentage of your cost. How does it compare with the rent as a percentage of the cost of the land which you charge from the affluent sections in colonies and from sports bodies like the Golf Club and other clubs. According to my information, the rent percentage is less than 1 per cent of the cost of land, while in the case of low cost housing the rent percentage is much higher than 1 per cent. My question is, why should the Government charge more percentage of rent from the people in the case of low-cost housing units and medium cost housing units and less from the affluent class? .....

SHRIMATI SHEILA KAUL: The question of the hon. Member relates to rent. I shall certainly reply to it if he sends it in writing.

SHRI SIKANDER BAKHT: Mr. Chairman, Sir, I am going to confine myself to the increase in the price of land. The hon. Minister may please recall that practically the entire land in Delhi was notified under section 4 a few years back and whenever the Government acquires any piece of land under section 6: it pays compensation to the agriculturists, whoever is the owner of the land, at the rate which was prevalent when it was not notified under section 4. So, why has it been said that today's cost escalation on flats also includes the increase in the market price of land today?

SHRIMATI SHEILA KAUL: There has been an increase in the rent rates. (Interruptions)...

श्री सिकन्दर बख्त : मैं अर्ज करूं कि दिल्ली की तमाम जमीन अण्डर सैक्शन–4 में नोटिफाइड हैं और बहुत डिकेड पहले जब भी आप जमीन एक्वायर करते हैं, तो किसान को जिसकी वह जमीन है, उसको कम्पनसेट करते हैं, तो जो अण्डर सेक्शन–4 में नोटिफाइड है, उसके हिसाब से करते हैं।

How is the Government affected by the increase in the cost of land today?

شری سکندر بخت : میں عرض کروں کہ دلی کی تمام زمین انڈر سیکشن ۴ - میں نوٹیفائیڈ ہیں اور بہت ڈکیڈ پہلے جب بھی آپ زمین اکوائر کرتے ہیں تو کسان کو جس کی وہ زمین ہے اس کو کمپنسیٹ کرتے ہیں تو جو انڈر سیکشن ۴ میں نوٹیفائیڈ ہے اس کے حساب سے کرتے ہیں۔

श्रीमती शीला कौल : कम्पनसेशन जो है, उसका रेट बढ़ गया है। जैसा मैंने पहले आप से कहा आप दाम पहले जो 1.95 लाख पर एकड़ था तीन-चार साल पहले, वह अब बढ़ कर 6 लाख पर एकड़ हो गया है। लैण्ड के रेट बढ़ गये हैं, लैण्ड की कीमतें बढ़ी हैं, उसी हिसाब से सरकार दे रही है।

श्री एस. एस. सुरजेवाला : आपने ही करवाया था। जब आप 78 में मंत्री थीं, उस वक्त जो दाम थे, उसमें अब चेंज आ गया है। (**व्यवधान**)

MR. CHAIRMAN: You please sit down.

SHRI SOMAPPA R. BOMMAI: He was in charge of the same Ministry. (*Interruptions*) . . .

SHRI S. JAIPAL REDDY: That is the reason why he should not have put the question. (*Interruptions*) . . .

MR. CHAIRMAN: Question No. 562, Shri Gopalsinh G. Solanki.

Expert Group on School Curriculum

*562. SHRI GOPALSINH G. SOLANKI: Will the Minister of HUMAN RESOURCE DEVELOPMENT be pleased to state

(a) whether any research for the improvement of school curriculum has been undertaken;

(b) whether any expert group has been constituted for the purpose;

(c) if so, the outcome thereof;

(d) whether any recommendations have been made by the group in this regard; and

(e) if so, the details of the recommendations made by the group and the action taken thereon?

THE DEPUTY MINISTER IN THE MINISTRY OF HUMAN RESOURCE DEVELOPMENT (DEPTT. OF EDUCATION AND DEPTT. OF CULTURE) (KUMARI SELJA): (a) to (e). A Statement is laid on the Table of the Sabha.

Statement

Deveolpment and improvement of school curriculum is an ongoing process. One of the main objectives of the National Council of Educational Research and Training (NCERT) at the national level and of the State Councils of Educational Research and Training (SCERTS) at the state level is to develop and continuously improve school curriculum. At secondary level the Boards of School Education also attend to this work. As such it is not for any one expert group to do such work and no such group has been appointed.

Some of the notable initiatives in improvement of school curriculum in recent years have been:

(i) Development of National Curricular Framework in 1988 by NCERT to reflect the concerns of National Policy on Education 1986.